



City of San Antonio

Legislation Details (With Text)

File #: 17-3150
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/16/2017
Title: ZONING CASE # Z2017141 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 26 Feet of Lot 3 And The West 21 Feet of Lot 4, Block 34, NCB 1334, located at 1505 Burnett Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2017141

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 16, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Antonio Mieleles

Applicant: Antonio Mieleles

Representative: Antonio Mieleles

Location: 1505 Burnet Street

Legal Description: East 26 Feet of Lot 3 and the West 21 Feet of Lot 4, Block 34, NCB 1334

Total Acreage: 0.0998

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Harvard Place - Eastlawn Neighborhood Association, Dignowity Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "J" Commercial District. The current "I-1" General Industrial District converted from the previous "J" Commercial District. The conversion occurred with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, R-4

Current Land Uses: Church, Vacant Lots

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-1, MF-33

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: I-1

Current Land Uses: Multi-Family

Overlay and Special District Information:

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Burnet Street

Existing Character: Local Street

Proposed Changes: None known

Transportation

Thoroughfare: N New Braunfels Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Public Transit: VIA bus routes 20 and 22 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

“RM-4” provides up to four dwelling units, this would require a minimum of 1.5 spaces per unit, and a maximum of 2 parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a Regional Center and within a half of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Dignowity Hill Neighborhood Plan, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “RM-4” base zoning district is consistent with the future land use designation. Much of the neighborhood is zoned “MF-33” Multi-Family District, which allows for a higher density than the requested “RM-4” base zoning.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the surrounding area. The adjacent properties are primarily residential in nature. The “I-1” base zoning allows for a more intense use that is not compatible with a residential neighborhood. Also, the lot size does not lend itself well to industrial development as setbacks eliminate much of the developable area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the Dignowity Hill Neighborhood Plan. The current Land Use Category of “Medium Density Residential” includes “RM-4” as a corresponding zoning district. The application for “RM-4” is consistent with the objectives of comprehensive plan as outlined below.

Relevant Goals and Policies of the Comprehensive Plan include:

- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.
- H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.
- H P30: Ensure infill development is compatible with existing neighborhoods.

6. Size of Tract:

The subject property measures 0.0998 of an acre which should reasonably accommodate the use of four units.

7. Other Factors:

None.